



DESIGN, ACCESS AND HERITAGE STATEMENT

CLIENT : Mr Lloyd Williams
PROJECT : Proposed ground floor extension to existing property and window changes to first floor front elevation
LOCATION : 9 North Street, Havant, Hampshire, PO9 1PW
DATE : February 2022
PWP ref: 5816

9 North Street, Havant, Hampshire, PO9 1PW

1. Introduction

- 1.1 This design, access and heritage statement has been prepared by PWP Architects in support of a full planning application for a ground floor extension to existing property and window changes to first floor front elevation.
- 1.2 The existing building is not listed but is within the St Faith's Conservation Area in the centre of Havant.
- 1.3 No. 9 North Street has for many years had a shop unit on the ground floor directly connected to the residential accommodation on the ground floor (rear) and first and second floor above.
- 1.4 We have made reference to the St Faith's Conservation Area Appraisal & Management Plan dated 2007

2. Site and Area Analysis

- 2.1 The site is located on North Street Havant. The building is part of a terrace of buildings constructed in 1894. It appears that No. 7 and No. 9 North Street were a pair. Furthermore, given its date of construction and the evolution of Havant Town Centre, it is likely that both addresses were constructed as having a ground floor shop unit with residential above. There is a gated passageway between 7 & 9 which leads to the rear courtyard gardens and original residential access points for both properties. The terrace of buildings are a pair, traditionally constructed in brick with some terracotta detailing at eaves level between the upper storey windows. The upper floor windows of No. 7 appear to be original timber sashes with their decorative spaces glazing bars. The first floor windows on the application site retain the existing openings and sills but

the windows have been replaced by aluminium single glazing with louvre glass sections

- 2.2 Of the ground floor shop fronts, it appears that No. 7 has been heavily altered, where as No. 9 is of a more traditional 1894 type shopfront with stallriser and inset door.
- 2.3 To the rear No. 7 has a single storey rear extension with flat roof accessible terrace and metal external staircase. No. 9 appears to have had an original single storey addition that has since been extended up to another floor. There is a lean-to store/ outbuilding on the western boundary.

3 Development Proposal

- 3.1 The proposal is to remove the rear outbuilding and construct a single storey rear extension to form additional living accommodation for the residential part of No. 9 North Street. The new rear extension is to have a pitched roof in plain clay tiles to match the existing.
- 3.2 The new accommodation will add a much improved kitchen and ground floor living area for the benefit of the residential use of the property.
- 3.3 Form, Scale and Massing
As the building has flats at No. 11 North Street to the north it was considered that a pitched roof would maintain their aspect and prevent any chance of overlooking. A flat roof terrace akin to No. 7 was considered and rejected on this basis.
- 3.4 A small linear south facing garden is retained, south of the extension.
- 3.5 The first floor front elevation windows are out of keeping today's standards and have offer heritage asset. The proposal is to remove these windows and replace them with uPVC sliding sashes to match the pattern of the original windows. It would be acceptable to offer to add glazing bars following the pattern of the No. 7 first floor windows.

4.0 Materials

- 4.1 Materials and boundary treatments
Materials
For the extension we are proposing white painted brickwork to match the outbuilding to be demolished. The roof covering is to be plain clay tiles to match the existing roof.
- 4.2 Boundary Treatments
No changes are proposed to the boundary treatment of the site.
- 4.3 Landscaping

No changes are proposed to the landscaping of the site.

4.4 Accessibility and Parking

No changes are proposed to the accessibility and parking of the site

5. Conclusion

- 5.1 This is a modest proposal for an existing property and where it could be achieved, there is a betterment of the front elevation in terms of the improved replacement windows, for the benefit of the conservation area.